

Murfreesboro Gateway Design Development Guidelines

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Property Owners Association:
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Table of Contents

1. PURPOSE.....	4
1.0. STATEMENT OF INTENT	4
2.0. RELATION TO COVENANTS	4
2. DESIGN REVIEW PROCESS	6
1.0. DESIGN REVIEW COMMITTEE (DRC)	6
2.0. DESIGN DEVELOPMENT REVIEW PROCEDURE	6
1.0.0. <i>New Development</i>	6
2.0.0. <i>Modification of Existing Buildings</i>	6
3.0.0. <i>Modifications or Alteration During Construction</i>	7
4.0.0. <i>Variances</i>	7
3.0. DESIGN REVIEW COMMITTEE PHASES	7
1.0.0. <i>Pre-Design Briefing</i>	7
2.0.0. <i>Checklist for Pre-Design Briefing</i>	7
3.0.0. <i>Initial Design Review</i>	7
4.0.0. <i>Checklist for Initial Design Review</i>	7
5.0.0. <i>Construction Documents (Final) Review</i>	8
6.0.0. <i>Checklist for Construction Documents (Final) Review</i>	8
7.0.0. <i>Construction Notification and Review</i>	9
4.0. MISCELLANEOUS PROVISIONS	9
1.0.0. <i>Enforcement</i>	9
2.0.0. <i>As built</i>	9
3.0.0. <i>Duration of DRC Approval</i>	9
4.0.0. <i>Waiver Amendment and Third Party Benefit</i>	10
5.0.0. <i>Non-Liability</i>	10
6.0.0. <i>Accuracy of Information</i>	10
7.0.0. <i>Representation of Applicants</i>	10
8.0.0. <i>Regulatory Compliance</i>	10
3. SITE PLANNING AND DESIGN	12
1.0. GENERAL APPROACH	12
2.0. SPECIAL CONDITIONS	12
3.0. VIEWS AND TOPOGRAPHY	12
4.0. GRADING AND DRAINAGE	12
5.0. CIRCULATION AND PARKING	13
1.0.0. <i>Street Design</i>	13
2.0.0. <i>Surface Parking</i>	14
3.0.0. <i>Parking Structures</i>	15
6.0. NATURAL VEGETATION AREAS	15
7.0. OPEN SPACE	16
1.0.0. <i>General Requirements</i>	16
2.0.0. <i>Formal Open Space Requirements</i>	16
8.0. PEDESTRIAN CIRCULATION	16
1.0.0. <i>Special Requirements for Pedestrian Circulation</i>	17
9.0. BUILDING ORIENTATION	17
1.0.0. <i>Residential</i>	17
2.0.0. <i>Commercial</i>	18
10.0. GENERAL BULK CRITERIA	18
11.0. SITE UTILITIES	18
12.0. SITE LIGHTING	18
4. LANDSCAPE DEVELOPMENT	20

1.0.	GOALS AND OBJECTIVES.....	20
2.0.	REQUIREMENTS.....	20
1.0.0.	<i>Landscape Plan</i>	20
2.0.0.	<i>Landscape Areas</i>	21
3.0.0.	<i>Landscape Standards</i>	21
4.0.0.	<i>General Landscape Requirement</i>	22
5.0.0.	<i>Parking Areas</i>	22
6.0.0.	<i>Landscape Screening</i>	22
3.0.	ENFORCEMENT.....	22
4.0.	MAINTENANCE.....	23
5.	CONSTRUCTION PHASE	24
1.0.	SOIL EROSION PREVENTION.....	24
2.0.	STORAGE AND EQUIPMENT	24
3.0.	MAINTENANCE OF CONSTRUCTION SITES	24
4.0.	CONSTRUCTION ACCESS	24
5.0.	SUBMISSION OF UTILITY DRAWINGS.....	24
6.	SIGNAGE.....	25
1.0.	INTRODUCTION	25
2.0.	DEFINITIONS	25
3.0.	GENERAL GUIDELINES	27
4.0.	SIGN TYPES.....	28
1.0.0.	<i>Site Monument – see Exhibit 1, hereafter</i>	28
2.0.0.	<i>Building Identification – see Exhibit 2, hereafter</i>	29
3.0.0.	<i>Building Mounted Identification – see Exhibit 3, hereafter</i>	30
4.0.0.	<i>Site Directional – see Exhibit 4, hereafter</i>	30
5.0.0.	<i>Traffic Control Signs</i>	31
6.0.0.	<i>Site Construction Sign – see Exhibit 6 hereafter</i>	31
7.0.0.	<i>Site Leasing Signs – see Exhibit 7, hereafter</i>	32
7.	MAINTENANCE.....	43
1.0.	OWNERS/OCCUPANTS RESPONSIBILITIES	43
2.0.	REPAIRS AFTER DAMAGE	43
3.0.	PROTECTION AGAINST VANDALS.....	43
4.0.	MAINTENANCE OF GROUNDS AND PLANT MATERIAL	43
8.	ARCHITECTURAL DESIGN.....	45
1.0.	GENERAL CHARACTER.....	45
2.0.	BUILDING CONSTRUCTION AND DESIGN	45
1.0.0.	<i>Commercial Design Specifics</i>	46
2.0.0.	<i>Residential Design Specifics</i>	46
3.0.	HEIGHTS AND SETBACKS	46
4.0.	BUILDING MATERIALS (EXTERIOR)	46
1.0.0.	<i>Commercial Primary Materials-</i>	46
2.0.0.	<i>Commercial Secondary Materials -</i>	47
3.0.0.	<i>Residential Materials-</i>	47
5.0.	ROOF DESIGN.....	47
1.0.0.	<i>Rooftops</i>	47
6.0.	EXTERIOR UTILITIES	47

1. PURPOSE

The “Design Development Guidelines” are established to provide the framework for proper site planning and design within Murfreesboro Gateway. These Guidelines set standards for all development within Murfreesboro Gateway including commercial, residential, retail and office uses. The goal of these Guidelines is to ensure a development of a high quality, thus protecting and enhancing the investment of all those locating within the Murfreesboro Gateway vicinity.

1.1. *Statement of Intent*

The Murfreesboro Gateway Development sits on approximately 360 acres located east of Thompson Lane and north of the Stones River. The site is strategically located in an area that will benefit from a new interchange at I-24 at Manson Pike, the northern most interchange providing access to the City of Murfreesboro. From the new interchange, the City of Murfreesboro is constructing a new 4-lane, median divided roadway called Medical Center Parkway. It will traverse several properties to get to Thompson Lane and then continue through the Murfreesboro Gateway development to NW Broad Street and to Memorial Boulevard. The property itself is surrounded by various amenities and historic sites that reflect the character and culture of Murfreesboro. It is the intent of these guidelines to establish a set of standards that will be reflective and protective of these ideals and to enhance the quality of life for the city’s citizens.

What will make the Murfreesboro Gateway community stand out from other mixed-use development is the character that will be incorporated into the project. The roadway system that has been developed has taken into consideration sensitive natural and historic features located on the site. The alignments have also been developed to create key viewsheds to prominent sites located within the property. As a result, any project proposed within the development will have to adhere to design intent established for this property that has been established as a key to Murfreesboro’s future.

Road alignment, building locations, utilities and parking lot layout are all affected by the characteristics of a site including topography, drainage and vegetation. The Master Plan for Murfreesboro Gateway has been sensitively planned so that all development will occur in a manner that is responsive to and will work with the existing land forms. Planning of individual development parcels must continue this intent.

It is the intent of the Murfreesboro Gateway development to protect and enhance the existing character of the land throughout the development of the project.

1.2. *Relation to Covenants*

These Design Guidelines are cited in the Master Declaration of Protective Covenants. These Guidelines do not supersede, but rather supplement, the Protective Covenants. The specific requirements and parameters included therein shall apply. These Guidelines are in addition to requirements and ordinances of the City of Murfreesboro. All standards and criteria are subject to current federal, state, county and city regulations, whichever are more restrictive. These guidelines shall not be construed to impose requirements in violation of any applicable federal, state, county or city regulations.

2. DESIGN REVIEW PROCESS

2.1. *Design Review Committee (DRC)*

The DRC has been established to promote quality development and benefit private landowners and neighborhoods in the Murfreesboro Gateway Vicinity. In accordance with the Master Declaration of Protective Covenants and Property Owners Association for the Commerce Center (dated January 17, 2003) and these Guidelines, the DRC will act in an advisory capacity to assist with information concerning its processing procedures and answer questions regarding development standards and requirements. The DRC will also provide reviews and recommendations of the planning and design of all proposed improvements. This process is in addition to the approval of the appropriate city/county agency or other government authority.

2.2. *Design Development Review Procedure*

The design review process consists of four (4) general phases:

1. The Pre-Design Briefing
2. The Initial Design Review
3. The Construction Documents (Final) Review, and
4. Construction Review

This process is intended to provide a basis for communication and ensures that the requirements and objectives of the DRC are achieved throughout the entire design and development process. The DRC meets regularly on or near the first of the month. All building construction and site improvements must be reviewed by the DRC before any on-site construction commences. Prior to the DRC taking action, plans must be formally submitted to and reviewed by staff. Prior to preparing a submittal, it is the Applicant's or designated agent's responsibility to obtain a copy of the Declaration of Protective Covenants, The Murfreesboro Gateway Master Plan and any applicable regulations from the City of Murfreesboro or other relevant governing agencies.

2.2.1. *New Development*

Any proposed improvement to any property within Murfreesboro Gateway requires submission to and approval from the DRC. Each phase of the process has specific materials and information to be submitted by the Applicant or designated agent. These and/or other material will be necessary to adequately describe the intent, extent and character of the proposed project. At each stage of review, the DRC may approve a submission with or without conditions, disapprove or defer pending additional information, on-site review, and/or require a re-submission with changes.

2.2.2. *Modification of Existing Buildings*

The review process of modifications, additions and/or alterations to existing development shall follow a similar procedure as outlined for new development. The Committee at its discretion, may waive either or both the Pre-Design Conference and the Initial Design Review, and proceed directly to a Final Review on submissions of a minor nature.

Depending on the complexity and magnitude of the modification, the Committee may not require all items from the checklist to be submitted for its review.

2.2.3. Modifications or Alteration During Construction

Any modifications to the approved plans, which the Applicant may desire to pursue, shall be submitted for Final Review and approval by the DRC.

2.2.4. Variances

Any submittal, which contains a variance between the Applicant's design and the Declaration of Covenants or these Guidelines, must include specific identification of the variance request and the reasons therefore. It is the Applicant's responsibility to provide the DRC written notification of any such proposed variances. Approval of an Applicant's final construction documents does not constitute approval of a variance unless that variance has been specifically requested in writing by the Applicant and specifically approved in writing by the DRC.

The granting of a variance is on a case-by-case basis and does not set a precedent for future variances. The provisions of the Master Declaration of Protective Covenants or these Guidelines are not affected by any variance granted. Approval of a variance requires positive action by the DRC in writing before work can start on the portion of the improvement related to the variance.

2.3. Design Review Committee Phases

2.3.1. Pre-Design Briefing

This is an opportunity for an informal exchange of information and ideas. The Applicant, along with applicant's architect and other appropriate consultants, may review and clarify planning, engineering, design and development criteria with the DRC. The Briefing is intended to establish the compatibility of the proposed development with the Murfreesboro Gateway Master Plan. During the Briefing, the Applicant (and consultant team) is encouraged to discuss major ideas, elements and site development program requirements with the DRC. Other topics for discussion should include the characteristics of the particular site and technical issues related to review procedures.

2.3.2. Checklist for Pre-Design Briefing

1. Completed Project Information Form (see Exhibit A)

2.3.3. Initial Design Review

Based on the Pre-Design Conference, the Applicant shall submit the proposed project to the DRC in sufficient detail to clearly communicate major elements of the project design, including massing, structure elevations, finish materials, circulation and site development. The DRC must approve in writing the Applicant's initial design submittal before the DRC will accept the Applicant's submittal for final plan review.

2.3.4. Checklist for Initial Design Review

1. Completed Project Information Form
2. Six (6) sets of preliminary drawings providing the following information:
3. Project boundary and topography survey (minimum scale of one inch equals 50 feet, and contour intervals of no less than two feet) identifying all existing roads, structures, natural areas and specimen trees (6 inch caliper or larger), right-of-way, easements and other significant natural site features. All existing/proposed buildings and significant natural features adjacent to the proposed development are to be shown.
4. Preliminary site plan locating all proposed buildings, streets, parking, service areas, curbs, and gutters, sidewalks, walls, fencing, utilities and other site improvements. Preliminary grading, drainage and detention facility locations are to be shown. Open space calculations should also be submitted.
5. Preliminary architectural drawings showing all exterior building elevations indicating building height, mass and materials. Any visible roof projections and visible mechanical equipment shall be indicated.
6. Description of all exterior colors and materials.
7. Separate conceptual landscape plan for the entire site incorporating the DRC's landscape treatment plan along major roadways, parkways or boulevards. Existing vegetation to be saved or removed must be delineated. All landscape plans should indicate diagrammatically the limits of proposed areas to be irrigated.
8. Description of all type and quality of exterior signage, graphics, art, lighting and street furniture.
9. Site lighting layout, fixture selections, and fixture photometrics.

2.3.5. Construction Documents (Final) Review

The purpose of the construction documents review is to assure the DRC that final plans, details and specifications comply with the initial design approved by the DRC. No construction may take place until final approval from the DRC is obtained. All data and information required for Final Review is set forth in the design submittal checklist. This checklist is in addition to any requirement as outlined with the Murfreesboro Zoning Ordinance. Plans and specifications shall be prepared by an architect, landscape architect, professional engineer, and land surveyor (as appropriate) registered under Tennessee law, bearing the signature, seal and certificate of such professionals. Any deviation from the initial design review must be documented, as well as written certification by the Applicant's design team that the improvements comply with these Design Guidelines and the Declaration of Protective Covenants.

2.3.6. Checklist for Construction Documents (Final) Review

1. Updated Project Information Form, including documentation of deviations from the initial design review.
2. Six (6) sets of final drawings and an electronic file compatible with the City's Geographic Information System (GIS), providing the following information:
3. Project boundary and topography survey (minimum scale of one inch equal 50 feet, and existing or proposed contour intervals of no less than two feet) identifying all existing roads, structures, natural areas and specimen trees (6 inches caliper or larger), rights-of-way, easement and other significant site features. All existing development adjacent to the proposed project is to be shown.
4. Final site plan locating all proposed buildings, streets, parking, service areas, curbs and gutters, sidewalks, walls, fencing, utilities and other site improvements. Final grading, drainage structures and detention facilities are to be shown.

5. Final architectural drawings showing all exterior building elevations indicating building height, mass, materials, fenestration and details. Any visible roof projections and visible mechanical equipment shall be shown.
6. Final landscape plan indicating location of all existing trees to remain and location, type and size of all proposed landscape material. Applicant is required to submit a detailed landscape plan for areas along major roads and collector streets between the back of curb and paving setback area in compliance with the intent of these Guidelines. The Applicant shall indicate tree protection measures to be used to retain and enhance existing trees to be saved in natural and setback areas. Any tree, regardless of location, which the applicant desires to retain for credit shall have tree protection measures shown.
7. Irrigation plan indicating schematic location and extent of automatic underground irrigation system.
8. Construction facilities plan and schedule to include location of temporary signage, construction trailers and materials staging in storage area, construction access location and parking.
9. Drawings and/or visual aids illustrating all exterior signage graphics, art, lighting and street furniture.
10. Color boards and material samples of exterior architectural and site materials and surfaces.

2.3.7. Construction Notification and Review

Applicant shall give the DRC 72 hours advance written notice prior to commencement of construction on site. The DRC will have the option to review construction during development as necessary. Such site inspections by the DRC or its representative will insure that the construction is proceeding per previously approved plans.

The DRC will keep on file in the City Recorder's Office the name and address where the required written notification must be sent.

2.4. Miscellaneous Provisions

2.4.1. Enforcement

The DRC enforces its own decisions. Enforcement of DRC decisions are carried out through provisions stated herein, and in the Declaration of Protective Covenants. It shall be the responsibility of the Owner/Applicant to notify the DRC of key milestones and/or major changes in a project during all phases of design and construction.

2.4.2. As built

As-built drawings of all utilities including but not limited to irrigation, water, sewer, gas, telephone, cable and electric shall be provided to the DRC upon completion of the project.

2.4.3. Duration of DRC Approval

DRC approval shall expire and become null and void if substantial work authorized by such approval has not commenced within one hundred eighty (180) calendar days, or is not complete within eighteen months (18) from the date of commencement of construction, unless otherwise authorized by the DRC. If construction has not commenced during this period, final plans shall be re-submitted for review and approval by the DRC.

2.4.4. Waiver Amendment and Third Party Benefit

The DRC maintains the right from time-to-time to, at their sole discretion, waive, amend or modify these Design Guidelines. Neither the DRC nor their agents, representatives or employees shall be liable for failure to follow these guidelines nor do they confer third party benefits or rights upon any entity, person or Owner/Applicant. The Owner/Applicant will be held to the Guidelines that were in place at the time at which their construction documents were approved by the DRC.

2.4.5. Non-Liability

Neither the DRC nor their respective members, secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone submitting plans to them for approval, or to any Applicant, by reason of mistake in judgment, negligence or nonfeasance, arising out of any action of the DRC with respect to any submission or the failure to otherwise follow these Design Guidelines. The role of the DRC is directed toward review and approval of site planning, appearance, character and aesthetics. The DRC assumes no responsibility with regard to design or construction, including, without limitation, the structural, mechanical or electrical design methods of construction, or technical suitability of materials.

2.4.6. Accuracy of Information

Any persons submitting plans to the DRC shall be responsible for verification and accuracy of all components of such submissions, including, without limitation, all site dimensions, grades, elevations, utility locations and other pertinent features of the site or plans.

2.4.7. Representation of Applicants

The Applicant represents, by the act of entering into this design review process with the DRC, that all representatives of the Applicant, including, but not limited to, Applicant's architect, engineer, landscape architect, other design consultants, contractors, sub-contractors, and their agents and employees, shall be made aware by the Applicant of all applicable requirements of the DRC and shall abide by these Design Guidelines with respect to approval of development plans and specifications.

2.4.8. Regulatory Compliance

Plans submitted for DRC review must comply with all applicable building codes, zoning regulations and the requirements of all agencies having jurisdiction over the project. It is the responsibility of the Applicant to obtain all necessary permits. Regulatory approvals do not preclude the authority and responsibility of the DRC for design review and vice versa.

It is not the responsibility of the DRC to review submissions to determine whether they comply with applicable government regulations; the Applicant must ensure compliance with all such regulations.

3. SITE PLANNING AND DESIGN

3.1. General Approach

A site's natural assets and its relationship to its immediate surroundings should have a significant influence on the design. Just as the Murfreesboro Gateway Master Plans are based on the physiographic features of the land, each individual developed parcel or project within Murfreesboro Gateway should realize this point of departure and incorporate existing site specific characteristics such as vegetation, topography, hydrology and views.

Topography, vegetation and hydrology are closely interrelated and have a direct effect on each other. Disruption to any one element will have repercussions to the others, which must be carefully considered. The inherent qualities existing at Murfreesboro Gateway can be incorporated into site planning and design efforts.

3.2. Special Conditions

Certain parcels offer unique site planning opportunities and may have limiting constraints that may require mitigating measures or special design considerations. Where these conditions occur, the DRC will identify special requirements, restrictions or guidelines to incorporate. Items addressed may include grading, buffer zones, special landscape areas, access, circulation, orientation, special setbacks, easements and right-of-way.

3.3. Views and Topography

Site planning and design must be sensitive to views, both into and out of development parcels. Because viewsheds are directly related to the topographic conditions and roadway alignments of a site, the impact of grades on views should be considered to and from right-of-ways as well as adjacent properties. The preservation and enhancement of desirable views should be realized through sensitive and creative placement of all site program elements on the site.

The type of development or facility and its use as well as adjacent uses will be considered by the DRC in determining the application of various site planning standards.

All development shall be designed to conform to and compliment existing topography to the maximum extent possible. Cut and fill slopes, other than those necessary to remove property from the 100-year flood elevation should be kept to a minimum to lessen impact of tree removal, particularly along abutting property lines and public right-of-ways.

3.4. Grading and Drainage

Each site development will need to consider grading and drainage in terms of preservation or creation of topographic features. The relation of existing and proposed grades to wetlands, rivers or drainage ways, tree masses, storm water detention areas as well as the relationship between buildings, surface or structured parking, roads, service courts and adjacent properties to each other and to the site will have a significant influence on the success of the development in terms of its overall impression and aesthetic appeal.

Storm water quality will be detained in accordance with the drainage concepts and schemes identified in the Murfreesboro Gateway Master Plan as well as by the DRC. Construction details, general concepts and standards to be applied to drainage planning and design are an integral part of these guidelines. The design intent for treatment of storm water drainage is to preserve and enhance existing drainage ways. New drainage ways shall be designed to appear natural and blend with the landscape. This includes the use of broad, grassed swales, aesthetic storm water quality facilities with very gentle side slopes, the use of natural stone weirs, or the creation of naturalistic streambeds. Headwalls and other drainage structures should be used sparingly. The sensitive integration of these types of structures into the landscape setting will be a major criteria used by the DRC in determining the appropriateness and acceptability of design proposals in this regard.

All development parcels shall consider and apply storm water drainage techniques, which minimize concrete culverts, underground structures, or other visually and environmentally intrusive techniques in favor of a lower impact approach. No modification of existing drainage ways shall be allowed without specific prior written consent of the DRC.

3.5. Circulation and Parking

Guidelines for vehicular circulation and parking consider the safety and aesthetic factors relative to the movement of vehicles. This includes efforts to minimize conflicts between vehicles and pedestrians, to limit paved areas and to screen and soften the visual impact of parking areas, both interior and perimeter.

3.5.1. Street Design

A consistent streetscape treatment along public rights-of-way enhances the appearance of the public domain and provides an attractive unified setting for the variation among individual developments and sites. Landscape and building facades should dominate the public roadway frontage of any site. Therefore, the following standards shall apply to additional public roads built during the implementation of the Master Plan (other than Medical Center Parkway and Manson Pike).

Sidewalks are required on both sides of all streets. Sidewalks shall be of similar material as the area of Murfreesboro Gateway in which they are located. Along secondary public right-of-ways (other than Manson Pike and Medical Center Parkway), sidewalks shall be set back a minimum of 6' behind the street curbs and shall be a minimum of 5' wide. In village areas, defined as Parcel N on Concept Plan B, sidewalks shall have a minimum of 12' width. This standard may vary depending on size, scale, use and setbacks of buildings, which front the street.

Sidewalks shall be developed to connect with adjacent properties and developments in order to promote and reinforce pedestrian connectivity. Sidewalks shall connect building entries within and between developments, where possible.

Street trees shall be installed in a planting zone, which shall be a minimum of 6 feet wide and located between the back of the street curb and the sidewalk noted above. Said trees can be counted towards the minimum landscape requirements established by the guidelines and Murfreesboro zoning ordinance.

In Village areas where a generous sidewalk width is required or desired, street trees shall be installed in plant wells complete with tree grates and properly designed drainage and irrigation systems

Street trees shall be large-maturity, canopy trees of a species approved by the DRC with a minimum caliper inch of three (3) inches. A canopy tree shall be installed for every 50 L.F. of roadway. Design will be reviewed by the DRC for intent.

When incorporated into the site, streetscape furnishings such as benches, receptacles, light fixtures, bollards, etc. shall create a uniform theme throughout the site. This entails the selection and specifications of products based on a harmonious design and compatibility with the architecture of the site.

Street cuts for utilities are not allowed unless approved by the City in advance. Medical Center Parkway and Manson Pike include crossings at regular intervals in order so street cuts would be avoided. Therefore, unless due to unusual conditions, a site shall utilize the crossings rather than making a street cut.

3.5.2. Surface Parking

The design of surface parking shall be carefully considered to minimize the visual impact on surrounding streets and developments. In order to accomplish this, the following standards shall apply.

Number of parking spaces and size of spaces required shall meet the City of Murfreesboro minimum requirements.

In Village Areas, parking shall be located to the rear or side of buildings. The areas are encouraged to provide parallel or angled parking at the front of the buildings to create a real and psychological barrier between moving traffic and pedestrians.

To break down the mass of parking areas, a landscape island shall be provided for every 12 parking spaces. Said island shall be a minimum of 9' wide and cannot count towards the required open space unless it contains a contiguous area of 200 S.F. Parking areas shall be divided into sections with capacities of not more than 200 cars each, separated by landscape buffer areas at least 20' wide.

Shared parking between developments will be allowed and encouraged with sites containing two or more buildings having complimentary parking requirements.

Shared accesses are encouraged between different sites via cross access agreements.

Approved shared parking or access plans may allow waiver of other applicable design requirements.

Minimum space between buildings and parking: Twenty (20) feet. This minimum space requirement shall be waived as appropriate for handicap parking spaces or emergency and/or public safety vehicles at a medically-related use.

Minimum space between peripheral parking and right-of-way or adjacent property: Fifteen (15) feet

Curbing (continuous concrete) required in all parking areas

Tree quantities and sizes must meet those required by the City of Murfreesboro in the Landscape Ordinance.

Screening and other planting requirements as required by the Landscape Ordinance. Parking spaces at perimeter curbs may be shortened to account for car overhang. Consider appropriate landscape and/or sidewalk width adjacent to such overhangs.

3.5.3. Parking Structures

Exterior design must be architecturally harmonious with development

Screening at perimeter of deck shall be provided at grade level so that vehicles are screened up to a height of three feet six inches

Any ramp drive entry or exit from a parking structure shall end a minimum of twenty-five feet from the side property line, fifty feet from front property line and forty-five feet from rear property line

All parking spaces must be delineated with painted lines

3.6. Natural Vegetation Areas

Efforts shall be made during the preliminary planning to maintain existing tree rows and quality shade and ornamental trees. The DRC, at its discretion, may require natural areas to be preserved at key locations within the development to protect the natural amenities, including the Stones River and historic sites such as Lunette Negley. These areas will require the following treatment:

1. Clearing limit lines of natural areas and trees to be preserved shall be clearly delineated on all plans.
2. Trees or vegetative areas, which are to remain undisturbed, shall be protected with a fence. Such fencing shall provide adequate protection for all trunks, branches and root systems, prior to the use of grading equipment. Fencing shall not be removed until commencement of landscape planting.
3. When areas of natural vegetation occur within twenty (20) feet of the point of intersection of vehicular drives and streets, vehicular drives and pedestrian walks or two (2) or more drives or streets, the vegetation shall be limited to a height not to exceed three (3) feet, or in the case of trees, no branches below 7 feet. The clearance over the street surface should be at least 15.5 feet.
4. In general, areas of natural vegetation may be cleared of undergrowth, however, the limit and extent of such clearing must be reviewed and approved by the DRC prior to commencement of such work. Clearing in a preserved area for credit should be done by hand and the use of heavy equipment is discouraged.

3.7. Open Space

Open Space development is critical to creating a sense of place for the Murfreesboro Gateway Development. Consideration shall be given by the individual developers of each site to develop a land plan that considers creating open space that provides visual, aesthetic and environmental amenities appropriate to the scale and character of the Murfreesboro Gateway Development. As a result, the following minimum standards shall apply.

3.7.1. General Requirements

All landscape areas greater than 200 square feet or natural areas constitute open space.

A minimum of 20% open space is required on each site.

Phased developments shall provide the minimum 20% open space required at each phase.

Open space shall be defined as areas that are not paved, curbed or containing buildings. Walks contiguous and parallel to parking areas shall not be considered as open space. Walks and plazas that run through landscaped areas shall be permitted to count towards open space.

3.7.2. Formal Open Space Requirements

Each Site shall be required to contain formal open spaces. These are defined as planned and structured areas that include formally designed landscape areas that may include streetscape furnishings, plaza areas, recreational improvement and street improvements. Following are general requirements for these spaces.

Residential developments shall provide one or more formal open spaces equal to 5% of the site's developable area. A minimum area of 5,000 S.F. is required for any formal open space and can include hardscape improvements, street furnishings and amenity structures (i.e., gazebos, arbors, bandshells, etc.).

Commercial developments, which exceed 5 acres or 40,000 S.F., shall provide one or more formal open spaces equal to 3% of the site's developable area and contain no less than 2,500 S.F.

3.8. Pedestrian Circulation

Pedestrian circulation systems will promote free and safe movement of pedestrians and bicyclists within each part of Murfreesboro Gateway, as well as creating an alternative transportation mode and open space network throughout the entire Murfreesboro Gateway development. Individual parcel developers will be encouraged to subscribe to the concept of creating a network of walkways, paths or trails which will ultimately link the various grounds and land uses of Murfreesboro Gateway together including making connections to current or future parts of Murfreesboro Greenway system. All parcels shall provide pedestrian access from parking areas and public streets to building entries.

Sidewalks for primarily pedestrian use shall have an unobstructed width of at least five feet, and shall at a minimum be provided as per city standard. All sidewalks shall meet accessibility standards for disabled users as required by appropriate government authorities. When multiple

uses are anticipated on the same walk/trail, the width shall be increased to minimize conflicts between the various users. Twelve feet widths are recommended in such instances, with eight feet minimum, to accommodate multiple uses. DRC will determine when this provision is applicable.

3.8.1. Special Requirements for Pedestrian Circulation

“Village Center”: (Parcel N on Concept Plan B)

Special paving materials, patterns and materials should be utilized; increase width to minimum width of twelve feet with a four foot zone, at back of curb, for street furnishings (signs, street trees, trash receptacle, light standards, etc.)

Single family and Multifamily:

Internal walks and connectors to other areas are required throughout any single-family subdivision on both sides of all streets. Multifamily development shall incorporate pedestrian walkways throughout, including links to pedestrian circulation in public right-of-ways.

Commercial:

All commercial areas shall provide adequate pedestrian circulation within the parcel development, as well as identifiable link(s) to the common area pedestrian circulation network. Note that certain parcels require the installation of sidewalks and/or trailheads designed to match existing conditions.

3.9. Building Orientation

As part of an integrated approach to site planning, the orientation of any building(s) on any site must be considered crucial to the success of the development, as well as its impact on the site. Views to and from roadways, surrounding parcels and significant existing or proposed site features (vegetation, other amenities) should be incorporated into the siting of buildings to limit any potential negative impacts, while taking advantage of any benefits.

Site and building entries should be considered as a sequential experience, which is logical and easily understood by all. As appropriate, the separation of various actions can add clarity to how efficiently a site works, as well as its aesthetic impression. This type of approach may include separation of service, visitor and employee entries depending on the specific nature of the sites use.

Service areas, loading docks and storage areas shall be incorporated into the building design and oriented so that they are screened from adjacent right-of-ways and properties. The existing and proposed topography of a site should have a direct impact on building orientation and other site development elements, such as parking areas and drives. Sensitivity to grading, significant stands of existing vegetation and drainage patterns will play a role in assuring that a site is developed in a manner which minimizes negative impacts and blends the development with its site in a harmonious manner. Following are some general requirements for building orientation:

3.9.1. Residential

1. The primary facades for all residential building shall front on a public street.

2. The rear of buildings shall not front onto any street including Manson Pike, Medical Center Parkway, Nashville Pike and Thompson Lane unless the rear of the building is adequately screened so as not to be seen on a year-round basis.
3. Rear alleys will be considered as an alternative for garage and parking access.
4. Building setbacks shall be appropriate for the scale of the development. While standard building setbacks outlined in the Murfreesboro Zoning Ordinance must be met, each will be reviewed by the DRC for compatibility with the intent of the Master Plan.

3.9.2. Commercial

1. Building setbacks and building heights shall be appropriate for the scale of the individual sites.
2. Building setbacks will be reviewed by the DRC for compatibility with the intent of the Master Plan.
3. Buildings are encouraged to be sited on internal streets rather than parking lots so that parking does not dominate the streetscape.

3.10. General Bulk Criteria

The DRC will review the density, FAR, building coverage, bulk parking and other subdivision regulations if it determines that such requests are in conformance with the intent of the Murfreesboro Gateway Master Plan.

3.11. Site Utilities

The utility appurtenances and mechanical equipment will be considered as part of the overall site planning and design process in order to incorporate these items in an acceptable manner. Evergreen planting, building and equipment orientation, fencing or screen walls and grading/berming can be used to mitigate the negative impacts of electrical transformer and telephone switching boxes or any other utility or mechanical equipment to be located on site. Grouping these items together will usually make treatment more efficient and effective. All utilities shall be underground. The design of utilities should be done in such a manner that street cuts are not necessary. Utilities must be extended from points provided in the right of way to the site. Utilities should be extended along the entire frontage of each lot.

3.12. Site Lighting

Exterior lighting can be considered an essential part of the total design of all projects. Well conceived lighting can extend the use of outdoor areas, create a sense of well-being and add interest to the nighttime landscape.

Lighting should satisfy the objectives of security while creating a pleasing visual environment. In an effort to reduce glare in the landscape, down-lighting should be emphasized while limiting the use of spotlights. Selective site and building accent lighting is encouraged. For public protection and security, walkways and parking areas, as well as non-defensible public space (i.e., hidden nooks, exterior stairwells, dead end spaces) should be adequately lighted.

Lighting plans and schedules are included in the review process and should be submitted to the DRC at appropriate times as specified in the review process. The following considerations should be addressed during the design review process.

1. Lighting levels should meet applicable standards for safety and security for parking, pedestrians and service areas.
2. All light sources for the project shall be coordinated, including consideration of adjacent light sources.
3. All lighting fixtures shall be shielded to prevent glare. Light shall not be distributed beyond an angle of thirty-five (35) degrees from a vertical plane onto surrounding properties.
4. Lighting shall be designed so that illumination does not exceed one (1.0) foot-candle beyond the property line. All lighting shall have the intensities and uniformity ratio consistent with the Lighting Handbook of the Illuminations Engineering Society of North America (IESNA).
5. In the village areas, lighting fixtures shall not exceed sixteen (16) feet in height. Shoebox-style lighting fixtures shall not be used for poles of sixteen (16) feet or less in height.
6. In areas outside of village areas, lighting fixtures in residential developments shall not exceed sixteen (16) feet in height. For nonresidential developments with structures thirty-five (35) feet or less in height, fixtures shall not exceed twenty (20) feet in height. For nonresidential developments with structures greater than thirty-five (35) feet in height, fixtures shall not exceed a height of thirty (30) feet. Shoebox-style lighting fixtures shall not be used for poles of sixteen (16) feet or less in height.
7. Poles may be located within landscaped areas or islands; however, to avoid conflicts with required landscaping, the location of poles shall yield to proposed trees.
8. Attached building or wall pack lighting shall be screened by the building's architectural features or contain a thirty-five (35) degrees cutoff shield.
9. Ground-oriented, pedestrian-scale lighting shall be considered as an alternative to pole-mounted fixtures along pedestrian walkways.
10. No luminaries shall have any blinking, flashing or fluttering lights or other illuminating device which has a changing light intensity, brightness or color, nor is any beacon light permitted, except those required for fire alarm and/or emergency systems.
11. White light is required. Metal halide, color-corrected mercury-vapor and color-corrected high-pressure sodium lamps are permitted. Low-pressure sodium is prohibited.
12. Fixtures used for architectural lighting, such as facade, feature, and landscape lighting, shall be aimed or directed to preclude light projection beyond immediate objects intended to be illuminated.
13. Internally illuminated canopies shall be prohibited, with the exception of ornamental globe lights and lamps, fixtures shall have flush or recessed lenses.
14. No glare shall project in public right-of-way.
15. Lighting shall be sensitive to the Stones River Battlefield and shall meet all the requirements for the Battlefield Overlay District as outlined in the Murfreesboro Zoning Ordinance.
16. All lighting fixtures and poles will be reviewed by the DRC for aesthetic quality and compatibility.

4. LANDSCAPE DEVELOPMENT

4.1. Goals and Objectives

The development of the site landscape is integral to the total building design. It should respond to the architecture and reflect a relationship to the site. The landscape design concept must accomplish the following aesthetic and functional purposes:

1. Reinforce the design objectives of the building. Articulation of main entries should be emphasized and reinforced by creating a focal point with specimen plant material. Seasonal color should be considered wherever possible for special interest areas.
2. Screen (with evergreen plants) parking areas, service areas, mechanical equipment, trash containers, etc. from adjacent buildings.
3. Integrate existing topography, as well as natural vegetation, to the landscape design. Steep sites require special attention to prevent erosion and ease maintenance.
4. Preserve desirable views while obtaining privacy.
5. Long-term viability of landscape, ease of upkeep, disease resistance and drought tolerance should be included in the selection criteria.

4.2. Requirements

4.2.1. Landscape Plan

A complete and separate landscape plan, including a plant materials schedule and details must be prepared by a registered Landscape Architect. All materials specified shall adhere to ANSI Minimum requirements and shall be suitable for Middle Tennessee climate. The plan shall be submitted to the DRC for review and approval. The landscape development shall be installed in accordance with the approved plans prior to building occupancy, except where seasonal limitations prohibit. In such cases, landscape must be completed within thirty days from the time planting operations can begin. All aspects of the landscape plan shall meet or exceed the applicable requirements of the City of Murfreesboro codes and ordinances. The Applicant is responsible for assuring these requirements. In some instances, the DRC may require higher standards and criteria than local governing ordinances.

No landscape plans are to be drawn at a scale greater than 1" = 40'. All landscape plans are to include the following:

1. Boundary of proposed site
2. Proposed site improvements
3. Existing and proposed utility lines and easements
4. North arrow
5. Scale and scale bar
6. Location and type of all existing trees 6" caliper and greater
7. Location of all proposed plant material
8. Any plant material located in the public right-of-way.
9. A landscape schedule (providing the quantity, the botanical and common names, the height, spacing, the width and the caliper inches of all proposed plant material at the time of planting)
10. A data table showing the landscape requirements for the site and the landscape provided to meet these requirements

11. Details and notes explaining the installation and maintenance of proposed and/or protected plant material
12. The name, address and phone number of the Landscape Architect preparing said plans
13. Proposed means of slope stabilization, if applicable
14. Existing plant materials to be left in natural state (nondisturbed areas only)
15. Methods and details for protecting existing plants (tree protection zones must be designated and established)
16. Erosion control plans
17. Location of irrigation system

4.2.2. Landscape Areas

All areas which having been disturbed by land development activity, and which are not paved or under structures, must be landscaped. Any sites which may be approved for any temporary use shall be landscaped in accordance with these Guidelines. Large, uninterrupted areas of gravel, pinestraw or bark mulch or bare soil are prohibited. All landscape areas shall be irrigated with an automatic underground sprinkler system utilizing the repurified water system. Areas using repurified water shall be identified by signage.. As-built drawings of all irrigation systems shall be submitted by each Owner or Related User upon completion of the installation of any such system. Permanent irrigation need not be provided for areas to be maintained as existing natural areas or areas to be restored as natural areas. However, temporary irrigation systems may be required by the DRC for re-establishment of such areas. Undeveloped areas or portions of a parcel held in reserve for future building(s) or pavement and which have been disturbed by land development activities do not need to be fully landscaped or irrigated. Such areas shall be seeded with a turf mix to minimize erosion and reduce weed growth, and shall be properly maintained.

Landscape areas are required adjacent to and contiguous with all right-of-ways. The City's Urban Environmental Director or Director's designee may be consulted to determine the proper time to move and install plant material so that stress to the plants is minimized. All planting must be completed by the next planting season not to exceed 6 months time after the Temporary Certificate of Occupancy is issued by the City. All areas, which have been landscaped and irrigated, shall continue to be maintained by the Owners. The width of these landscape areas is dependent on the roadway type, as follows:

1. Major arterial - 30' width
2. Collector - 25' width
3. Local - 20' width
4. Village Streetscapes (as shown on Master Plans) - Not applicable

4.2.3. Landscape Standards

1. All proposed plant materials for a given site are to be appropriately specified in order to tolerate the climate conditions of the Middle Tennessee area
2. All proposed plant material for a given site area to meet the requirements of the "American Standard for Nursery Stock" established by the "American National Standards Institute, Inc." issued in 1997.
3. Landscape Contractor shall provide a one (1) year warranty on all trees, shrubs, and lawns. Landscape Contractor shall provide a one (1) year warranty on irrigation.

4. All lawn areas are to be automatically irrigated by an underground system providing one hundred percent (100%) irrigation coverage utilizing the repurified water system. The entire irrigation system must be designed and constructed in accordance with all local building code requirements.

4.2.4. General Landscape Requirement

Required Trees

1. Each newly developed site will be required a minimum A.C.I. (Acquired Caliper Inch) of 60 caliper inches of proposed trees per acre of disturbed area.
2. 20% of required trees are to be a minimum 4 caliper inches in size.
3. 20% of required trees are to be a minimum 3 caliper inches in size.
4. No proposed Canopy or understory/ornamental trees planted at a size less than 2 caliper inches will be accepted as a required tree.
5. A minimum of 25% and maximum of 40% of required trees are to be understory and/or ornamental trees

4.2.5. Parking Areas

1. Islands. One landscape island with a minimum size of 9' wide is to be placed at a minimum of every 12 spaces in any proposed row of parking.
2. A minimum of one 3" caliper or larger canopy tree is to be placed in each proposed island. (Note: These canopy trees can be used toward the overall tree requirements but not toward any existing tree replacement).
3. Said islands are to be free of all asphaltic, construction and/or trash materials. The following note is to be placed on all site plans.
4. All parking areas shall be screened from public right-of-way by berms or shrubs planted 5' OC with a minimum height of 30" at planting. Alternate spacing will be considered accordingly with the species.

4.2.6. Landscape Screening

All utility boxes, service areas and other undesirable elements related to site development must be screened with the use of appropriate plant material, fences or walls, berming and grading and a general sensitivity to location of a site to minimize or eliminate any negative impacts. The DRC will determine appropriateness in regards to screening and overall location of such elements as part of the review process. Wood or chain link fences in conjunction with screening or for any other purpose shall be prohibited.

4.3. Enforcement

All proposed landscape designs are subject to change and must be approved per the discretion of the DRC.

Any proposed landscaping that dies after installation is to be replaced with the same size and type of landscape material, unless otherwise approved by DRC. If dead plant material is not

replaced, the association will forward notification to the owner requesting said material be replaced within 3 weeks of receipt of letter. If the owner does not take action by that time, the association will replace the material and bill the owner for associated administration, material and labor costs.

If it is desired to remove or relocate any landscape material after installation, it is to be submitted for review and approval of DRC.

4.4. Maintenance

All landscaping is to be maintained at an appropriate standard that reflects the natural environment and image supported by and desired by the Murfreesboro Gateway Development. The DRC will review the maintenance of any one site if brought to its attention and will suggest maintenance procedures that are to be taken.

5. CONSTRUCTION PHASE

5.1. Soil Erosion Prevention

Expose smallest practical area of cleared land during construction.

Temporary ditches, dikes, vegetation and/or mulching shall be used to protect areas exposed during development or construction.

Sediment basins (debris basins, de-silting basins or silt traps) shall be installed and maintained to remove sediment from runoff waters during development.

The permanent landscaping shall be installed as soon as practicable after construction activities and in general, within thirty (30) days of completion of major buildings and site construction.

Temporary mulching or grassing shall be used to control erosion on construction projects.

Temporary grassing shall be used for topsoil storage areas.

5.2. Storage and Equipment

All construction storage and equipment yards shall be fenced in a manner approved by the DRC and shall be located on the site in a manner to minimize their impact on adjacent properties and public streets.

5.3. Maintenance of Construction Sites

Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and emptied weekly or at such greater frequencies as may be required by the DRC.

5.4. Construction Access

Construction access shall be coordinated with and approved by the DRC. Special care shall be taken to protect existing pavements and landscape from damage.

5.5. Submission of Utility Drawings

At the end of the construction period, by phase, the applicant shall submit to the DRC reproducible copies of record drawing (as-builts) showing the actual locations of all underground utilities and irrigation system as established by GPS. Electronic copies shall also be submitted in a format compatible with the City's GIS system.

6. SIGNAGE

6.1. Introduction

The goal of this design guideline is to control individual site/complex signage programs within the Murfreesboro Gateway. Required adherence to this document will provide for identification and directional communication. These regulations are also intended to provide for identification and directional communication in a distinct and aesthetically pleasing fashion while addressing the basic issue of signage – visual communication. These regulations are also intended to provide a development-wide visual uniformity so that no one sign will dominate over, or reduce the visual value, impact or design properties of, other sign elements.

All signs must be submitted to the Design Review Committee (DRC) for review and approval prior to commencement of construction. The DRC will, within ten (10) calendar days of submission, respond with an approval or denial along with the reasons therefore.

6.2. Definitions

NOTE: Need to look at Sign Ordinance definitions for consistency

As with any discipline-specific document, there are special words or phrases. This vocabulary information is provided so the subjects discussed here can be understood by the user, and also so during implementation all parties can “speak the same language” regarding the special requirements of a signage project/program.

Copy - The written words used on any visual communication. In the case of signage elements, it takes the form of words, term and/or written communication. See “Legend.” (definition #5)

Elements(s) - A completed sign; one sign type of many. A sign element is made up of many individual visual components – stone, metal, plastic – colors, letters, finish.

Graphic Device - Abstract shapes and images including pictograms, arrowforms and rules (lines).

Letter Height - That measurement from the bottom line of a capital letter (square letters, e.g. H, B, D, T, etc) to the top line of that same capital letter.

Legend - Another word for “copy”. Typically directional signs have legends (To Main Lobby, To Receiving, etc) and regulatory signs, with all their code reference have copy (Tow Away, for cars towed, call..., etc).

Logo - An abstract graphic image used to symbolize an organization, service or message.

Logotype - Distinctive letterforms or combinations of letters used to spell or abbreviate the name of an organization, service or message. Sometimes used in conjunction with a “logo.”

Message String

A sequence of messages directing someone to a specific destination. A "Receiving" or "Delivery" string would be an example of a message string even though it may be part of various other sign elements addressing additional destinations.

Pictograms - Similar to a logo in some instances (No entry, No Parking, Pedestrian Crossing, etc.) and yet more pictorial in others (No Smoking, Restrooms, Stairs, Elevators, etc.) pictograms are used to reinforce Legend messages for non-literate and/or non-English speaking persons.

Typeface - Sometimes called Typography. The distinctive alphabet or alphabet family (Roman and italics) which is to be used on all legends and/or copy on the wayfinding and signage visual communication elements.

Project Standard Alphabets – Murfreesboro Gateway District

- a. Project Logotype Letters – Trajan Bold (See Exhibit 8)
- b. Project Typeface Numerals – Trajan Bold (See Exhibit 8)
- c. Alternate Typeface – Agenda Bold/Agenda Regular
- d. Consideration for alternate tenant identification shall be given relative to alternate typeface

Project Specified Light Fixtures: To be specified

Materials/Colors -

a. Painted Aluminum – Matthews 2-part Catalyst hardened Urethane; color specified on sign type over-view. Colors as specified:

- 1) to be determined
- 2) to be determined
- 3) to be determined

b. Aluminum - .125" - Standard Alum cabinet facing material (to be surface painted) or .25" thick panel faces for post mounted signage or applied copy for monuments

c. MDO - Medium Density Overlay Plywood - surface painted for site construction and site leasing signs

d. Glass – 1/2" ribbed glass (clear w/green tint)

e. Stone – Stacked Tennessee Fieldstone

f. Surface applied vinyl die-cut legends and graphic devices, shall be restricted to the following:

- 1) To be determined
- 2) To be determined
- 3) To be determined

g. Acrylic-1/2" clear acrylic (for "push-thru" letters on internally illuminated cabinet)

h. Stainless Steel – No. 4 brushed finish (horizontal)

i. 3" Square Alum Tubing - standard alum post for post/panel signage

Roadways - a. Common Roadway: internal roadway which provides access to more than one (1) corporate site or building group across a common property line. Usually a dedicated roadway.

b. Site Entry Drive: street, avenue, boulevard or roadway, which provides access to more than one (1) corporate site or building group.

6.3. General Guidelines

1. All signage within the project shall comply with these Design Guidelines and with appropriate codes and requirements of City of Murfreesboro, Tennessee; the federal Manual on Uniform Control Devices and the Americans with Disabilities Act.
2. A graphic analysis of the number, type and location of signs shall be submitted for each project as a part of Schematic Design Review. Considerations shall be given by the proposer to existing and neighboring site conditions, project identifications, and safe and aesthetic elements of signs shall be a seamless part of the site planning process as well as resulting solution proposed for review.
3. All signs shall be designed, proportioned and positioned as an integral component of the design of the buildings. All signs and lighting locations shall be coordinated with landscape architects for compatibility and consistency with landscape and landscape lighting. All was or indirect sign lighting fixtures shall be concealed from view by foliage or hardscape.
4. The assigned postal address of all buildings in business parks shall be identified either as part of the graphic display on a free-standing building identification sign or as individual address numerals located on the building exterior surface. Regardless of location, said numerals shall be large enough to read from the nearest public street. Placement is dependent on the type of project and number of buildings on the site. Address positioning is subject to review and approval by the DRC and fire code.
5. The Owner of each project/parcel is responsible for all costs associated with the signs within the individual site. This includes the costs of design, review and required permits, manufacture, installation, maintenance, bulb replacement, as well as repair and/or replacement of damaged signs. When a sign is damaged or functioning improperly, it shall be the responsibility of the site Owner to promptly repair and/or replace the sign; bringing the subject sign into full compliance with these guidelines as quickly as possible. In the event of noncompliance, the DRC may repair or remove such sign and charge the owner.
6. No signs shall be located in such a way as to create a traffic or other hazard, obstruct any other sign or restrict visibility for vehicular or pedestrian circulation or views of the surrounding buildings and environment.
7. No signs, legends, graphic devices, color relationships, graphic layouts or portions thereof, shall be designed to be confused visually or functionally with any traffic control sign element, as identified in the federal Manual on Uniform Control Devices, unless the sign element is to specifically serve that function.
8. Identification and/or directional signs are not allowed within the bounds of a dedicated public street, or within a set-back from the dedicated public street (pursuant to City of Murfreesboro in Tennessee Regulation), or within any other areas not approved by the DRC.
9. All electrical source conduit, meters, cut-offs, wiring, transformers, rheostats, lamps, etc. must be concealed from view and/or placed underground.
10. Signs shall not advertise a product or service, except as may be approved by the DRC.
11. Signs or elements that animate, flash, blink, display sequential lighting, generate sound or odor, are specifically not allowed.

12. Signs proposed for illumination must be internally illuminated (with no visible light source, bulbs, luminous tubing, et.), or “wash” illuminated from ground mounted fixtures; see General Guideline 3, above. All lighting must be approved by the DRC.
13. Sign manufacturer name, union label or other similar identification device is specifically not allowed on the exterior of any cabinet or letterform, with the following exception: internally illuminated cabinets and letterforms must have either an exposed electrical cutoff device located at the rear of the cabinet base (or at the rear of the letterform installation wall surface), and/or within an access hatch with the name and local telephone number of the sign company responsible for maintaining the element affixed to the rear of the hatch door.
14. Roof mounted signs are prohibited.
15. Building identity sign may be allowed upon DRC review.
16. Monument signs may be single or double faced depending on orientation to thoroughfare upon which it is installed. All monument signs shall have a maximum of two (2) faces upon which graphics are a part. Building mounted signs shall be mounted flat to the building façade, and have one (1) face only.
17. Signs nailed/attached to a tree or other natural feature are prohibited.
18. Neither trailer signs nor vehicles with temporary nor permanent sign mounted to or on them will be parked so those create a sign or advertisement.
19. No signs other than building signs defined by this Guideline shall be painted or attached directly on any building, wall, fence, or natural feature.
20. Calculations of sign copy area square footage exclude supporting base structure.
21. Pole signs, portable signs and temporary signs, including individual real estate company signs, banners pennants are strictly prohibited.
22. Variances for signage, regardless of zoning, shall be reviewed and approved by the DRC prior to application with the City of Murfreesboro.

6.4. Sign Types

There are seven (7) basic sign categories that will be addressed individually in this Design Guideline:

6.4.1. Site Monument – see Exhibit 1, hereafter.

Function – identify corporate site entry or building group entry within a specific development located within the boundary of Murfreesboro Gateway District.

Overall size – sign faces (each face of a double-faced sign) not to exceed twenty-eight (28) square feet for tenant/project ID area. Remaining ten (10) square feet for address/building number identification only.

Materials – painted, fabricated aluminum sign cabinet, with “blind” fasteners and visually “seamless” joins. Letters/logos/logotype/addresses can be fabricated aluminum, ¼" cut plate letters, or push-thru.

Mounting – signs are ground mounted on staked masonry pedestals. Masonry components of the sign presentation are attached to concrete and/or CMU internal cores. The internal core structure is connected to a structurally designed and engineered concrete footing. Concrete

footing shall be below grade to allow ground cover or other landscape material around base of sign.

Location – signs are to be positioned perpendicular (2-sided) or parallel (1-sided) to site entry drive, and its location must comply with setback requirements as outlined in the Signage Ordinance of the City of Murfreesboro. For primary entrance one (1) sign shall be positioned at the side of the entrance.

Lighting – push-thru style illumination with 1/2" acrylic, or standard face wash via approved architectural lighting (see architectural lighting standards)

Colors – letterforms/cabinet, see Materials/Colors specified in group 13.

Graphic Layout – logo standard for tenant user not to exceed designated tenant ID area. If the user logo identity does not exist, typography and graphic devices shall be Murfreesboro Gateway Project Standard Alphabets; the name of the project in All-Caps (see Exhibit 8.0). See the General Guideline number 4, above, regarding addresses.

6.4.2. Building Identification – see Exhibit 2, hereafter

Function – identify each building or building group entry on an individual property.

Only one (1) building mounted sign will be allowed per building provided the tenant or owner occupies more than fifty (50) percent of the leasable area. In cases where no tenant or owner occupies more than fifty (50) percent of the leasable floor area of a building only the numerals of the address will be allowed in this application.

Overall size – sign faces (each face if a double-faced sign) not to exceed twenty-one (21) square feet for tenant/project id area.

Materials – painted, fabricated aluminum sign cabinet, with Ablind® fasteners and visually Aseamless® joins. Letters/logos/logotype/addresses can be fabricated aluminum, 1/4" cut plate letters, or push-thru.

Mounting – Signs are ground mounted on the masonry pedestals, walls or columns. Masonry components of the sign presentation are attached to concrete and/or CMU internal cores. The internal core structure is connected to a structurally designed and engineered concrete footing. Concrete footing shall be below grade to allow ground cover or other landscape material around base of sign.

Location – signs are to be positioned perpendicular (2-sided) or parallel (1-sided) to building entry drive and to the right of the entrance lance of the building entry. Its location must comply with setback requirements as outlined in the Signage Ordinance of the City of Murfreesboro.

Lighting – push-thru style illumination with 1/2" acrylic, or standard face wash via approved architectural lighting (see architectural lighting standards)

Colors – letterforms/cabinet, see Material/Colors specified in group 13.

Graphic Layout – logo standard for tenant user not to exceed designated tenant ID area. If the user logo identity does not exist, typography and graphic devices shall be Murfreesboro Gateway Project Standard Alphabets; the name of the project in All-Caps (see Exhibit 8.0). See the General Guideline number 4, above, regarding addresses.

6.4.3. Building Mounted Identification – see Exhibit 3, hereafter

Function – identify each building, on the building, on an individual property.

Overall Size –size not to exceed sixty (80) square feet, or ten (10) percent of overall building facade, whichever is smaller. See number 14 of the General Guidelines, above.

Materials – painted, fabricated aluminum channel lettering with self contained transformers. Signs to be reverse channel illumination with white neon/LED.

Mounting – directly to the surface of the installation fascia; no visible electrical raceways will be permitted in this application.

Location – to be reviewed on an individual case basis to accent architecture upon which it is installed.

Lighting - reverse-channel internally illuminated letterforms/graphics, with white neon/LED only.

Colors – letterforms/cabinet, see Material/Colors specified in group 13 to accent architecture.

Graphic Layout – logo standard for tenant user not to exceed designated tenant ID area. If the user logo identity does not exist, typography and graphic devices shall be Murfreesboro Gateway Project Standard Alphabets; the name of the project in All-Caps (see Exhibit 8.0). See the General Guideline number 4, above, regarding addresses.

6.4.4. Site Directional – see Exhibit 4, hereafter

Function – direct traffic within multi-building sites to specific building, parking areas, connective drives, service entries, etc.

Overall Size – composed as a vertical rectangle, the cabinet shall be no greater than ten (10) square feet for public ROW and six (6) square feet for private areas; 10 s.f. will be allowed in internal areas if the base treatment is applied per exhibit 4; the top of the cabinet no taller than seven (7) feet above immediately adjacent finished grade/surface.

Materials – painted, fabricated aluminum sign cabinet, with Ablind® fasteners and visually Aseamless® joins, attached to a single ground mounted stacked stone base or aluminum post. Cabinet may have aluminum face with reflective vinyl display of legends and graphics. Glass detail joining parallel sign face panels to match material palette outlined in section 2, subheading d.

Mounting – single painted aluminum round or square tubing (all uniform) post, with mechanical connection to concrete footing stacked stone base connected to CMU core into concrete footing.

Location – varies; normal (90 degrees) to centerline of subject roadway, immediately “upstream” of decision point.

Lighting – reflective, internal illumination, external “wash” illumination.

Colors – post, see Material/Colors, above; panels, compatible with recognized local or national, existing or proposed corporate identification program.

Graphic Layout – Directional copy to be minimum 2" cap ht reflective vinyl set in Agenda Bold (upper and lower case). Typography and graphic devices shall be Murfreesboro Gateway Project Standard Alphabets; the name of the project in All-Caps (see Exhibit 8.0).

6.4.5. Traffic Control Signs

Function – indicated specific traffic control messages, including Stop, Yield, Speed Limit, No Parking, and Pedestrian Crossing, etc.

Overall Size –grade to panel bottom, 7'-0"; panel size, varies.

Materials – post, aluminum tubing; panel, .08-inch@ aluminum plate, with engineering-grade reflective vinyl face overlay.

Mounting – single painted aluminum square-section tubing (all uniform) post, with direct burial into concrete footing.

Location – varies; normal (90 degrees) to centerline of subject roadway.

Lighting – non-illuminated.

Colors – post, see Materials/Colors, above; panels, see MUTCD.

Graphic Layout – see MUTCD.

6.4.6. Site Construction Sign – see Exhibit 6 hereafter.

Function – provide temporary means of display for firms involved in the project under current construction.

Overall Size - not to exceed thirty-six (36) square feet; top of sign no taller than nine (9) feet above immediately adjacent grade/surface.

Materials – timber construction; 4@ x 4@ vertical posts, _@ marine grade MDO with metal edge binding, all surfaces painted, with graphics as indicated on Exhibit 6.

Mounting – ground mounted direct burial into engineered concrete footing.

Location – immediately adjacent to construction site entrance, parallel with the access roadway; one location only.

Lighting – none allowed, though reflective vinyl die-cut legends and graphics are permitted.

Colors – finish paint color of the entire element (posts, faces, backs) is to be exterior grade “warm” white, with a satin finish (See Exhibit 6).

Graphic Layout – one (1) sign face, compatible with recognized local or national, existing or proposed corporate identification program. If this program does not exist, typography and layout shall be Murfreesboro District Project Standard Alphabets/colors.

6.4.7. Site Leasing Signs – see Exhibit 7, hereafter.

Function – provide temporary, site-specific means of Sale or Lease information.

Overall Size – not to exceed thirty-two (32) square feet; top of sign no taller than nine (9) feet above immediately adjacent grade/surface. All real estate signs shall be this size and design and no other individual real estate company signs will be permitted.

Quantity – one sign per parcel or lot.

Materials – timber construction; 4" x 4" vertical posts, 1" marine grade MDO with metal edge binding, all surfaces painted, with graphics as indicated in Exhibit 7.

Mounting – ground mounted direct burial into engineered concrete footing.

Location – normal (90 degrees) to roadway centerline, horizontal location to be determined by on an individual case basis.

Lighting – external “wash” illumination is permitted.

Colors – finish paint color of the entire element (posts, faces, backs) is to be exterior grade “warm” white, with a satin finish (see Exhibit 7).

Graphic Layout – two (2) sign face, compatible with recognized local or national, existing or proposed corporate identification program. If this program does not exist, typography shall be Murfreesboro District Project Standard Alphabets.

EXHIBIT 1

SITE MONUMENT SIGNAGE

MATERIAL:

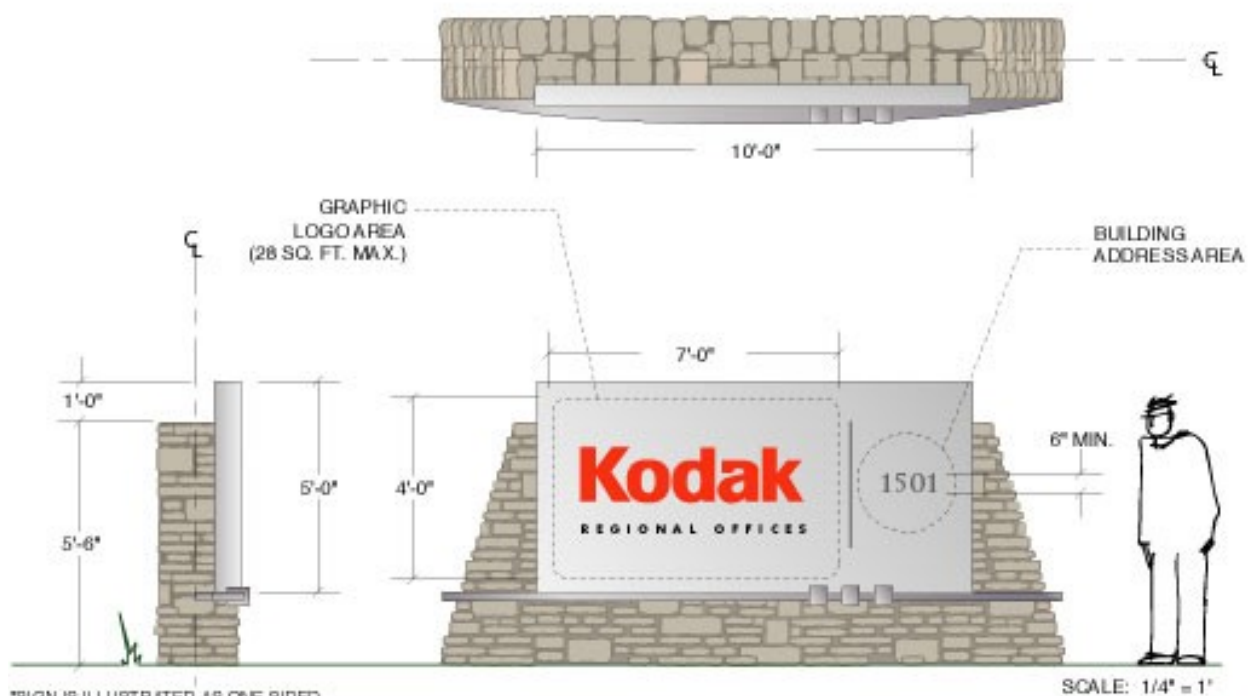
- STACKED TENNESSEE FIELDSTONE BASE
- ALUMINUM CABINET SIGN PAINTED PT-1
- 2" BRUSHED S.S. FIN W/ DETAIL MOTIFS

COPY:

- INTERNALLY ILLUMINATED 1/2" PUSH-THRU LETTERING
- OR
- .25" APPLIED METAL LETTERS WITH STANDOFFS

ADDRESS:

MIN. 6" CAP HT.



*SIGN IS ILLUSTRATED AS ONE SIDED. TWO SIDED VERSION ILLUSTRATED BY MIRROR MATERIALS AT INDICATED CENTERLINE.

EXHIBIT 2

BUILDING IDENTIFICATION SIGNAGE (DETACHED)

MATERIAL:

- STACKED TENNESSEE FIELDSTONE BASE
- ALUMINUM CABINET SIGN PAINTED PT-1
- 2" BRUSHED S.S. FIN W/ DETAIL MOTIFS

COPY:

- INTERNALLY ILLUMINATED 1/2" PUSH-THRU LETTERING
- OR
- .25" APPLIED METAL LETTERS WITH STANDOFFS

ADDRESS:

- MIN. 6" CAP HT.
- 25" PIN MOUNTED STAINLESS STEEL

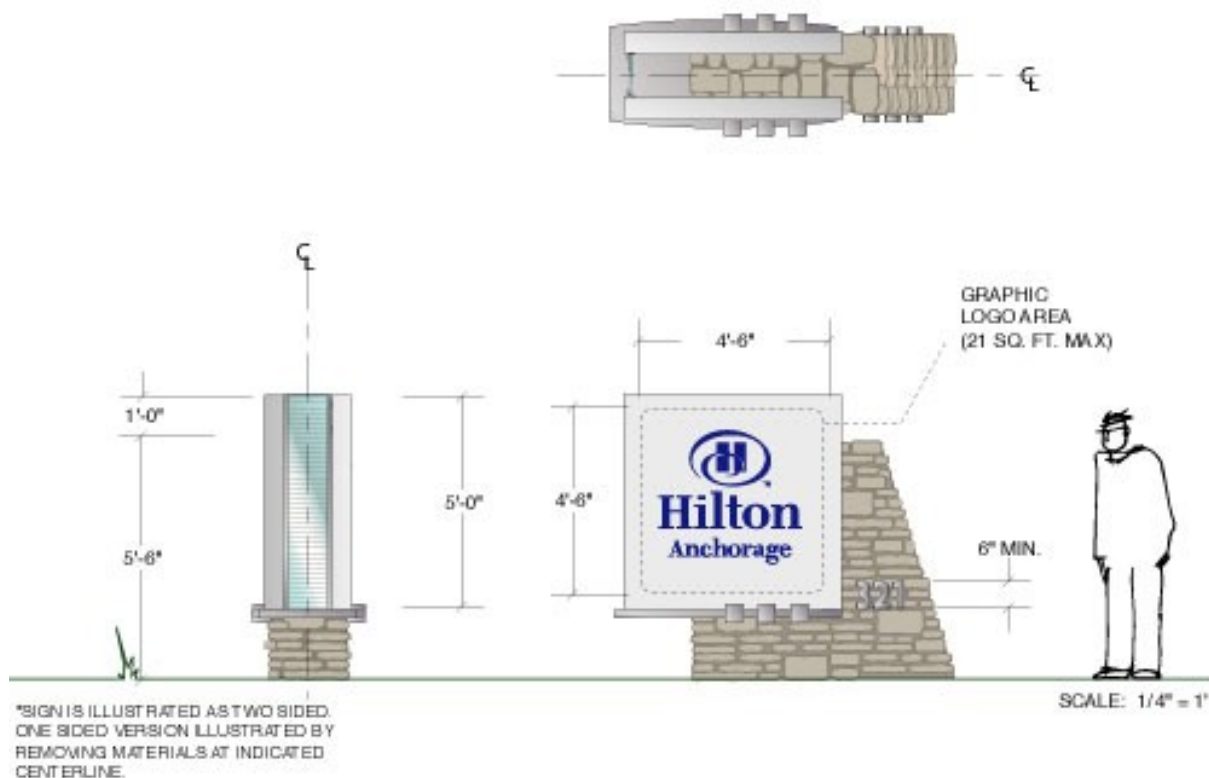


EXHIBIT 3

**BUILDING IDENTIFICATION SIGNAGE
(ATTACHED)**

MATERIAL:

- .090" FABRICATED ALUM REVERSE CHANNEL

COPY:

- REVERSE CHANNEL LETTER WITH WHITE NEON

COLOR:

- COLOR TO MATCH ARCHITECTURAL ACCENT
OR
SEE MURFREESBORO GATEWAY PALLET EXHIBIT 8

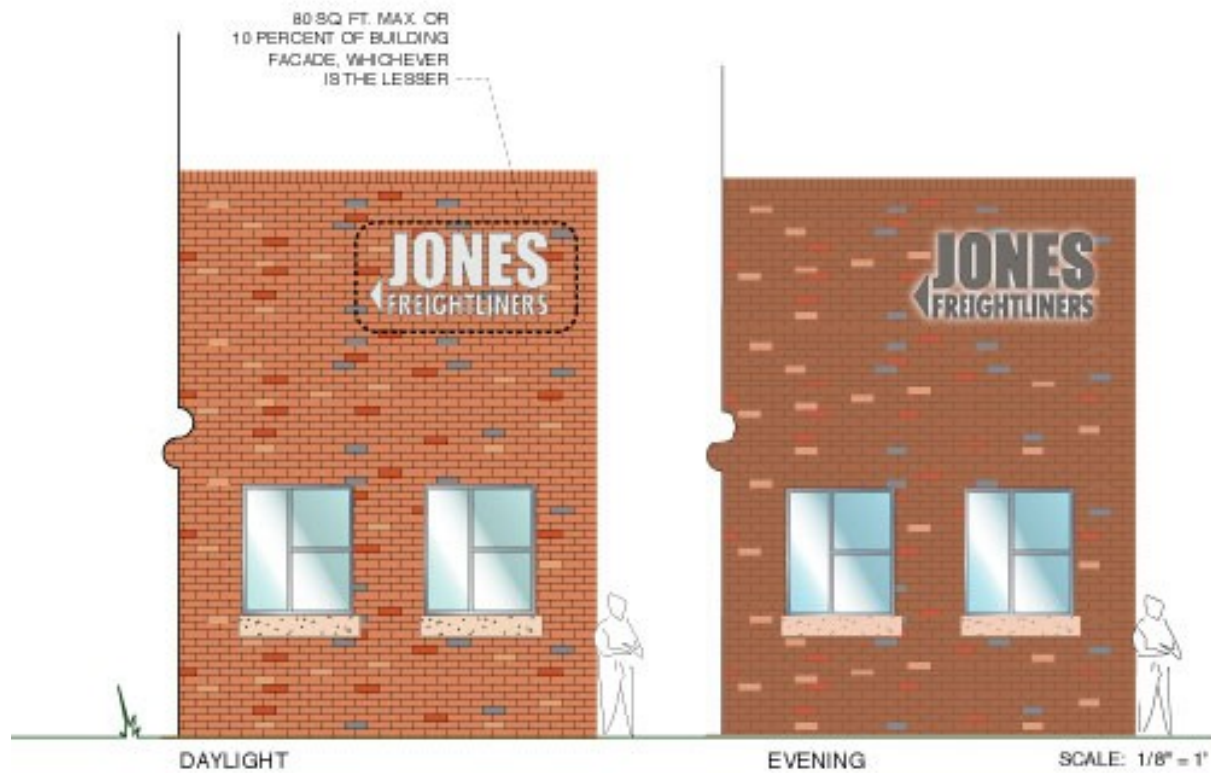
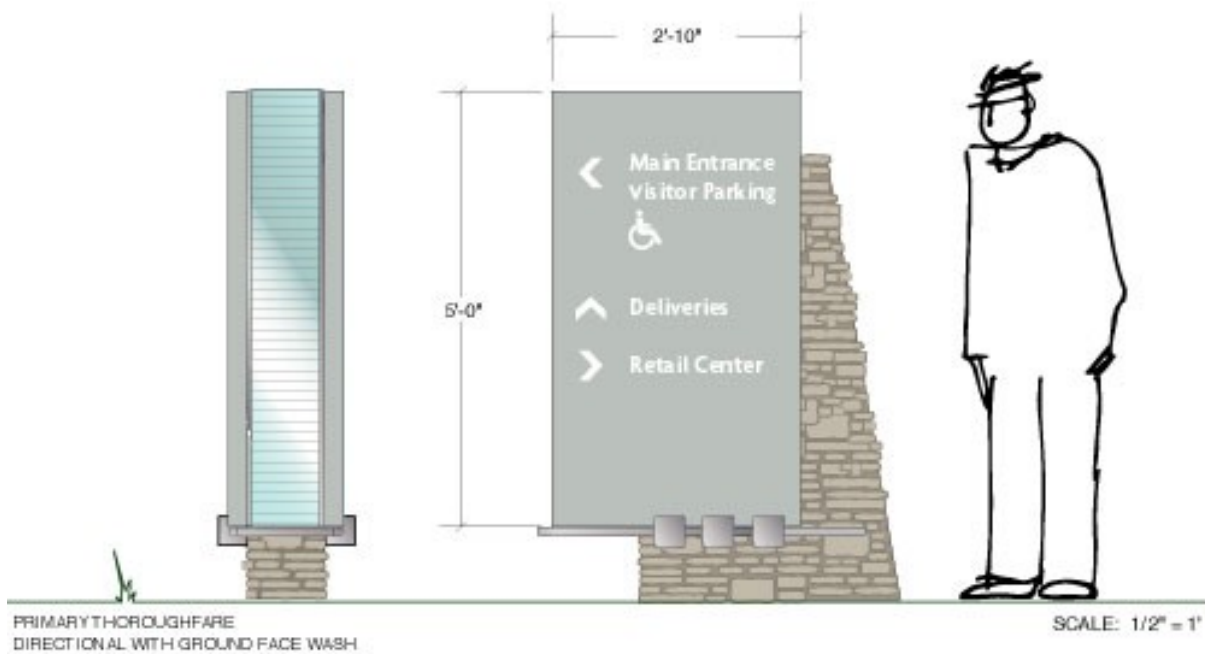
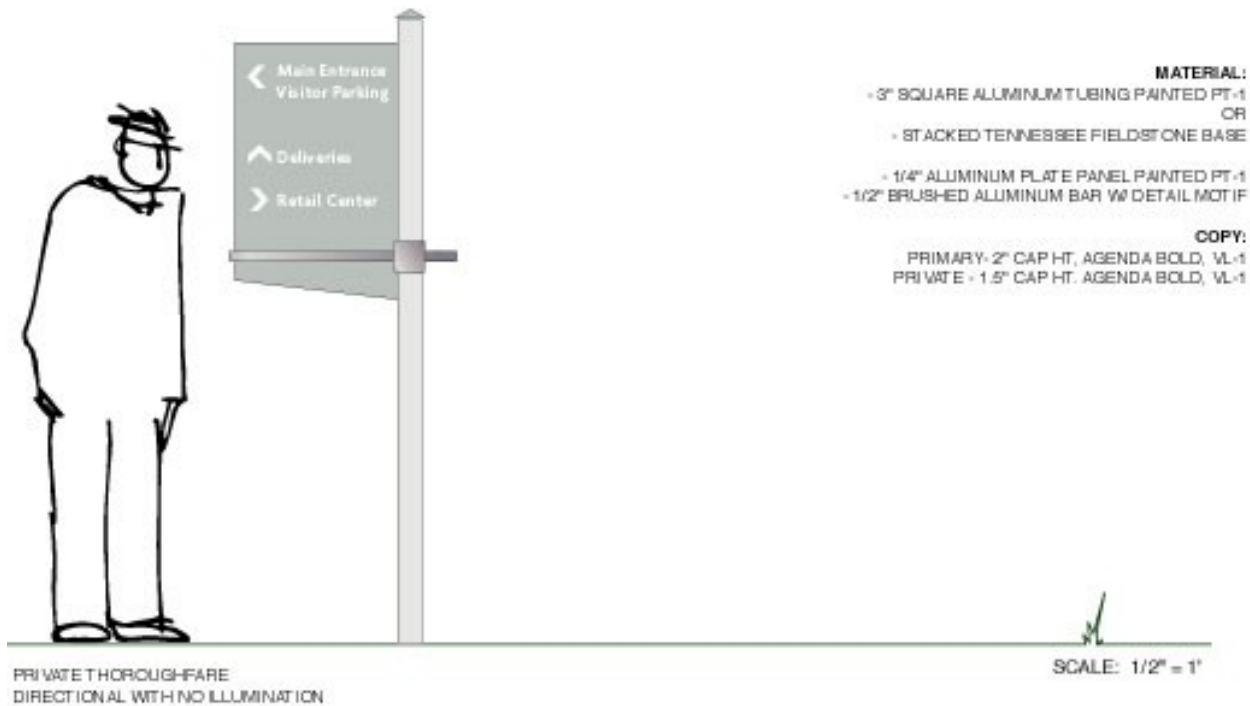


EXHIBIT 4

SITE DIRECTIONAL SIGNAGE



EXHIBIT# 5

SITE REGULATORY SIGNAGE

MATERIAL:

- 3" SQUARE ALUMINUM TUBING PAINTED PT-1
- 1/4" ALUMINUM PLATE PANEL PAINTED PT-1
- 1/2" BRUSHED ALUMINUM BAR W/ DETAIL MOTIF

COPY:

- APPLIED VINYL STANDARD DOT SYMBOLS

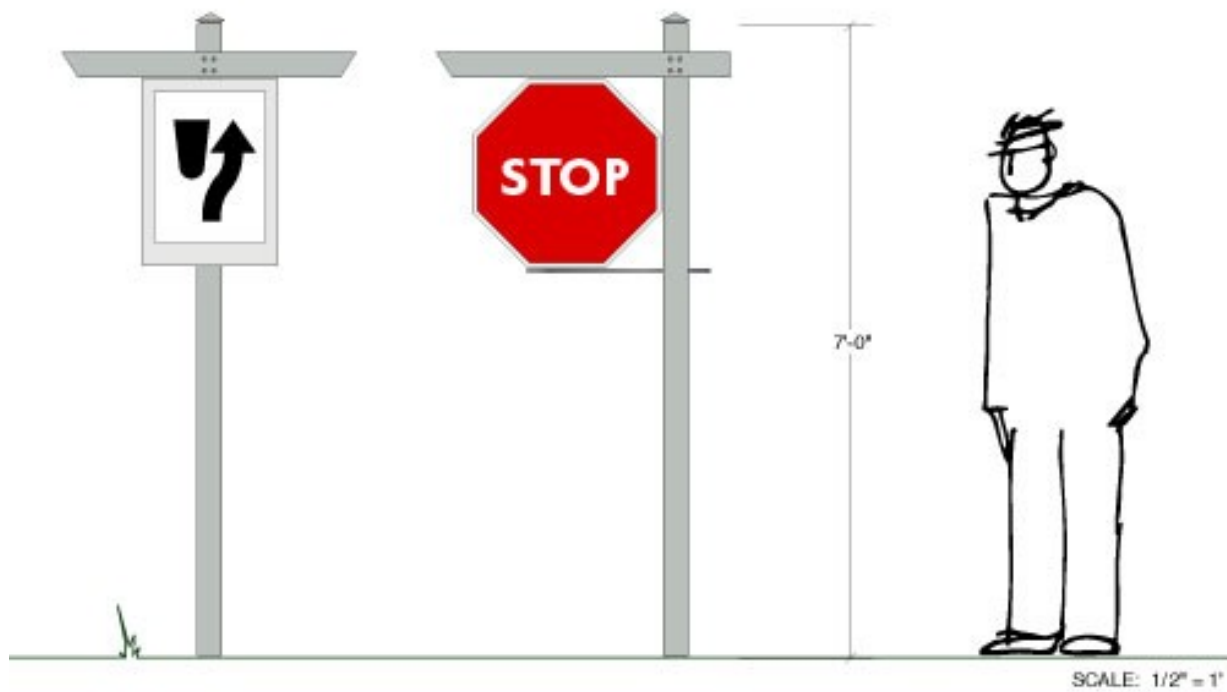


EXHIBIT #6
SITE CONSTRUCTION SIGNAGE

- MATERIAL:**
- 4" X 4" WOOD POSTS PAINTED PT-2
- 1/2" MDO PLYWOOD PAINTED PT-1
- COPY:**
- MISC VINYL COPY APPLICATION

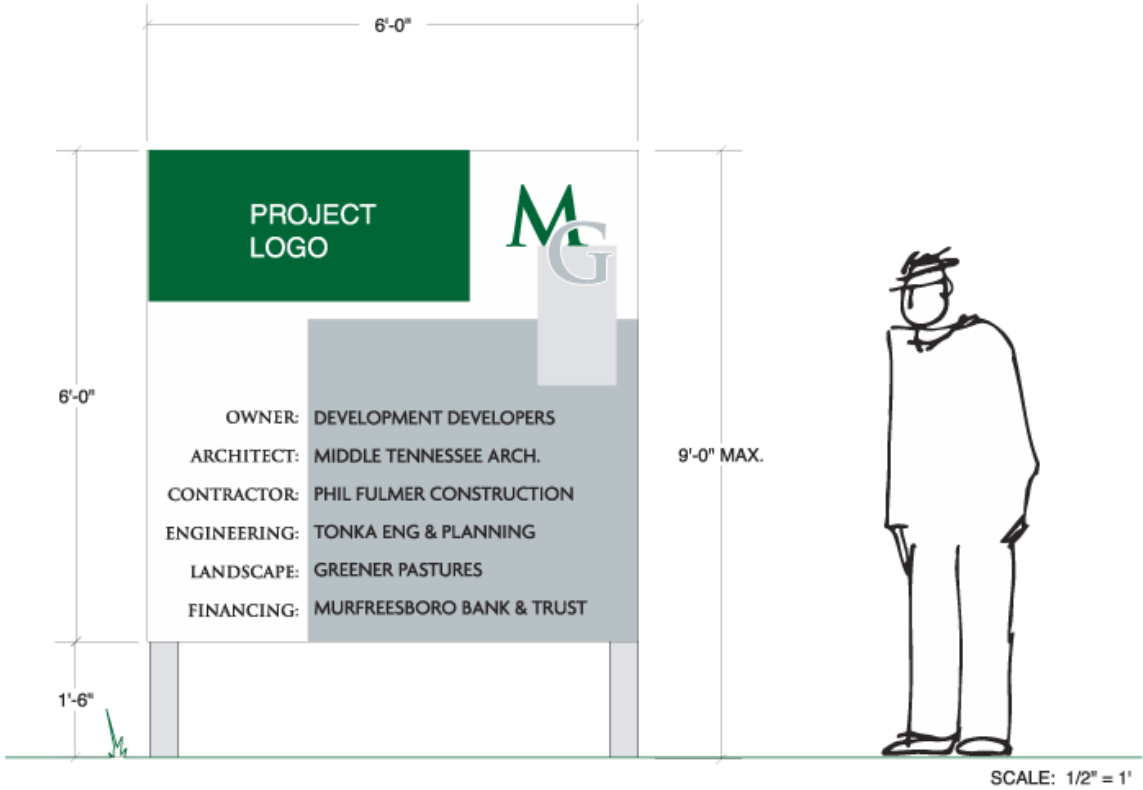


EXHIBIT #7
SITE LEASING SIGNAGE

MATERIAL:
- 4" X 4" WOOD POSTS PAINTED PT-2
- 1/2" MDO PLYWOOD PAINTED PT-1

COPY:
- MISC VINYL COPY APPLICATION
- INKJET RENDERING (IF APPL.)



EXHIBIT# 8
Project Typestyles

PROJECT LOGOTYPE



PROJECT TYPEFACES

TRAJAN BOLD (STYLISTIC)
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

AGENDA BOLD (HEADERS)
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

AGENDA MEDIUM (INFO)
ABCDEFGHIJKLMNOPQRSTUVWXYZ
0123456789

PROJECT COLORS



EXHIBIT A
Murfreesboro Gateway
PROJECT INFORMATION FORM

Date: _____

Land Parcel Descriptions: _____

Project Address: _____

Applicant: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____

Description of Proposed Use (Attach additional as required):

Gross Site Acreage: (including Common Area is any)	Net: (Usable Site Area)
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Building Square Footage: (Ground floor/each floor above ground and total)	Building Height:
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% Gross Site Area:	Required/Allowed:	Provided:
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Building Coverage: _____

Area Designated for future expansion: _____

Parking and Road Coverage: _____

Natural Woodland Coverage: _____

Parking Spaces: _____

For Design Review Committee Use Only:

Briefing Sessions (Dates): _____

Preliminary Review:	Final Review:
---------------------	---------------

Begin Construction:	Certificate of Occupancy:
---------------------	---------------------------

Received (Date): _____

7. MAINTENANCE

7.1. Owners/Occupants Responsibilities

All owners or occupants of property shall maintain all buildings, drives, parking lots, or other structures located upon said property in good and sufficient repair. In addition, all owners or occupants shall keep such premises painted, windows glazed, paving swept and otherwise maintained in an aesthetically pleasing manner.

DRC encourages owners to enter into common agreement for maintenance of their properties.

7.2. Repairs After Damage

Any structure, driveway or parking lot surface which is damaged by the elements, vehicles, fire or any other cause shall be restored or replaced to its original condition as may be approved by the DRC as promptly as the extent of damage will permit, and, if reasonably, thirty (30) days after notice by the DRC.

7.3. Protection Against Vandals

Buildings, which happen to be vacant for any reason, shall be kept locked and the windows shall be glazed in order to prevent entrance by vandals.

7.4. Maintenance of Grounds and Plant Material

All grounds shall be maintained in a safe, clean and neat condition free of rubbish and weeds. Lawns shall be kept in a mowed condition. Roads and pavements shall be reasonably true to line and grade in good repair. Drainage systems shall be kept clean and free of any obstacles. Parking areas, lighting and signage shall be kept clean and in good repair. All plantings shall be maintained in a healthy condition. Fertilization, weeding and pruning are to be carried out on a regular basis. Dead or dying plants shall be removed within thirty days and replaced as quickly as possible, subject to seasonal limitations. Any area disturbed by the removal of landscape material should be mulched and maintained until plant material is replaced. Irrigation systems are to be kept in proper working condition. Adjustments, repair and cleaning are to be carried out on a regular basis.

8. ARCHITECTURAL DESIGN

8.1. General Character

The Gateway Murfreesboro master plan is based on a comprehensive approach to development, with respect to the intended character and integrity of existing site features. Architectural character is an important part of the image conveyed by the various aspects of the Gateway Murfreesboro development. To produce an orderly and aesthetically pleasing environment of high architectural quality; architectural treatments and character must be approved by the DRC, by way of the design review process, prior to any site disturbance or project construction. A building's exterior architectural expression and design compatibility with neighboring projects are the primary concern of this section of the design guidelines. Size, massing, spatial relationships, organization, architectural style, detail, color and material will be among the criteria used by the DRC for evaluation.

The exterior appearance of all structures within the development is critical to maintaining continuity and a campus quality to the development. Architectural designs will be evaluated in terms of the sensitive integration of form, textures and colors with the particular landscape and topographical character of each site.

All exterior building elevations will be considered in determining acceptability of a design proposal. Particular attention should be given to those facades that are visible to public view and/or adjacent development. The applicant should strive to:

1. Provide an appropriate level of interest in the roofline.
2. Relate the building's features or articulation to the assets of the site.
3. Emphasize architectural detailing for curb appeal and positive visual impact especially related to entrances.
4. Create interest in site design in keeping with the intended character and quality of Gateway Murfreesboro.

8.2. Building Construction and Design

Building construction and design shall be used to create a structure with attractive, high quality exterior elevations on all sides. Any accessory buildings and enclosures, as well as other site elements, whether attached to or detached from the main building, shall be of similar compatible design and materials.

8.2.1.

Commercial Design Specifics

Buildings shall avoid long uninterrupted façades. Variations in the roof line or the wall plane shall be used to break up the mass of the building.

Buildings shall have a defined base and cap.

All facades visible from public access ways shall be similar to the primary façade in material and design.

Roof forms shall be appropriate to the building's design and scale.

8.2.2. Residential Design Specifics

Variation in building elevations is desirable. Repetition of similar designs should be avoided.

All dwelling units with attached garages shall have garages accessed from either the side or rear. Front loading garages shall be prohibited.

The incorporation of usable porches is encouraged.

4. Dwellings shall have raised foundations. The first floor elevation shall be a minimum of one foot above the finished grade, unless a special accessibility requirement dictates otherwise.

8.3. Heights and Setbacks

Building heights and setbacks are established by the City of Murfreesboro zoning ordinances. Any variance by the Applicant must have concurrence of the DRC. The DRC may, in certain circumstance, require more restrictive limitations and setbacks.

8.4. Building Materials (Exterior)

Exterior materials shall conform to and be in harmony with the overall Gateway Murfreesboro theme, as described throughout these guidelines, as well as the design of neighboring structures and parcels. The approval of exterior materials including type, color, texture and durability as well as the extent of use of any single material or combination of materials shall be solely at the discretion of the DRC. Large, uninterrupted expanses of a single material are discouraged. Long, uninterrupted building planes are not recommended. Buildings should be designed and arranged with offsetting surfaces and planes to provide a varied street appearance.

Applicants are encouraged to contact the DRC early in the architectural design stages of their project to discuss architectural design, style, concept and materials.

The basic palette of architectural materials for Gateway Murfreesboro includes:

8.4.1. Commercial Primary Materials-

1. Natural Stone - Limestone, Granite or Cultured Stone

2. Brick
3. Pre-cast Architectural Concrete

8.4.2. Commercial Secondary Materials -

1. Stucco or Synthetic Stucco (E.I.F.S.)
2. Glazed Curtain Walls
3. Split Face Concrete Block (Limited Use)

8.4.3. Residential Materials-

1. Brick
2. Cementitious Composition Siding
3. Dimensional Composition Roof Shingles

All architectural materials must conform to any approved color or color range, established by the DRC. The use of materials such as split-face or exposed concrete block, wood siding, or corrugated metal siding shall be prohibited on the publicly exposed building surfaces.

8.5. Roof Design

8.5.1. Rooftops

All penetrations through the roof (for example, mechanical equipment or skylights) must be organized in a manner that is integral to the architectural form of the building.

To ensure the preservation of views, all rooftop surface material, texture, equipment and accessories shall be reviewed and approved by the DRC, according to the following guidelines:

1. Roof-mounted mechanical equipment, vents and stacks shall be minimized and, where possible, eliminated. Equipment should be consolidated to occur within the same screened area.
2. Exposed ductwork, pipes, conduit, fans, vents or other similar items are prohibited
3. Any mechanical or other utilities that must be roof mounted shall be located and screened so they are not visible from any point at grade level. The appurtenances shall be grouped and enclosed by screens that are designed to be compatible with the building architecture. The screens shall be set back from the roof edge a distance of no less than one and one half (1 ½) times their height. This is not applicable where a parapet is being utilized as a screen wall
4. All rooftop equipment and penetrations shall be painted to be compatible with the building architecture
5. Rooftop solar collectors, skylights, and any other potentially reflective rooftop building elements shall be designed and installed in a manner which prevents reflected glare and obstruction of views of other sites and structures

8.6. Exterior Utilities

All exterior service, loading, storage, and utility areas (including transformers, cooling towers, etc.) will be located at the side or rear of the building and will be screened or sheltered so as not to be visible from the street right-of-way or from adjacent parcels.